

Ordinance No: 15-62
Zoning Text Amendment No: 05-21
Concerning: Corporate training center -
C-P (Commercial, Office Park) zone
Draft No. & Date: 1 – 12/2/05
Introduced: December 6, 2005
Public Hearing: January 17, 2006; 1:30 p.m.
Adopted: February 7, 2006
Effective: February 27, 2006

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Councilmember Floreen

AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of:

- allowing a corporate training center as a permitted use in the C-P (Commercial, Office Park) zone.

By amending the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-A-2 “DEFINITIONS AND INTERPRETATION”
Section 59-A-2.1 “Definitions”
DIVISION 59-C-4 “COMMERCIAL ZONES”
Section C-4.2 “Land uses”

EXPLANATION: ***Boldface** indicates a heading or a defined term.*
Underlining indicates text that is added to existing laws by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by the original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
**** indicates existing law unaffected by the text amendment.*

OPINION

Zoning Text Amendment No. 05-21 was introduced on December 6, 2005, to allow a corporate training center as a permitted use in the C-P (Commercial, Office Park) zone.

The Montgomery County Planning Board (4-1) in its report to the Council recommended that the text amendment be approved with amendments to delete the 500 employee requirement and the term "headquarters". In the Board's view, ZTA 05-21 should not be limited to corporate headquarters, but should be broader in scope to permit a corporate training center in any corporate office facility located in the C-P zone. The Planning Board stated that ZTA 05-21 as amended would allow for the orderly on-site development of various support facilities for a corporate facility and minimize vehicle trips to accommodate lodging, meals, and recreation. Vice-Chair Perdue voted against the ZTA because she didn't want to expand the scope of the text amendment beyond "corporate headquarters".

The County Council held a public hearing on January 17, 2006, to receive testimony concerning the proposed text amendment. The text amendment was referred to the Planning, Housing, and Economic Development Committee for review and recommendation.

The Planning, Housing, and Economic Development Committee held a worksession on January 26, 2006 to review the amendment and (2-0, Councilmember Praisner absent) recommended that ZTA 05-21 be approved as introduced. The Committee did not agree with the recommendations of Council staff and the Planning Board that would have expanded the ZTA by eliminating the headquarters and 500 employee requirements. In the Committee's view, the effects of expanding the scope of the ZTA have not been considered. The Committee stated that it's unlikely that a business with less than 500 employees would need to develop its own corporate training center. The Committee also recommended an immediate effective date.

The District Council reviewed Zoning Text Amendment No. 05-21 at a worksession held on February 7, 2006, and agreed with the recommendations of the Planning, Housing, and Economic Development Committee.

For these reasons and because to approve this amendment will assist in the coordinated, comprehensive, adjusted and systematic development of the Maryland-Washington Regional District located in Montgomery County, Zoning Text Amendment No. 05-21 will be approved as introduced.

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

1 **Sec. 1. DIVISION 59-A-2 is amended as follows:**

2 **DIVISION 59-A-2. DEFINITIONS AND INTERPRETATION.**

3 **59-A-2.1. Definitions.**

4 * * *

5 **Corporate training center.** A corporate headquarters support facility, including
 6 lodging and conference facilities and related dining, recreational and support
 7 amenities, that only serves the workforce training and education needs of
 8 employees, customers and visitors to the corporate headquarters of a corporation
 9 employing at least 500 employees in the County.

10 * * *

11 **Sec. 2. DIVISION 59-C-4 is amended as follows:**

12 **DIVISION 59-C-4. COMMERCIAL ZONES.**

13 * * *

14 **59-C-4.2. Land uses.**

	C-T	O-M	C-O	C-P	C-1	C-2	C-3	C-4	C-5	C-6	H-M	Country Inn
(e) Services:												
* * *												
<u>Corporate training center.</u>				P								

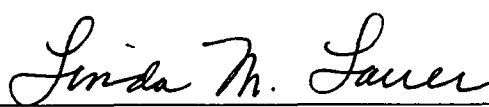
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16 **Sec. 3. Effective date.** This ordinance becomes effective immediately upon
 17 Council adoption.

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19 This is a correct copy of Council action.

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22 Linda M. Lauer

23 Linda M. Lauer, Clerk of the Council